

BK3389PG 210

WARRANTY DEED
Joint Tenancy

45-0-85✓

42-49

Know all Men by these Presents,

That James F. Vigue of Waterville, County of Kennebec and State of Maine

in consideration of one dollar and other valuable considerations

015840

paid by Anthony J. Corrado, Jr. and Lori Cameron-Corrado of Waterville,
County of Kennebec and State of Maine

whose mailing address is 62 Burleigh Street
Waterville, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said Anthony J. Corrado, Jr. and Lori Cameron-Corrado

as joint tenants and not as tenants in common, their heirs and assigns forever,

SEE ATTACHED SCHEDULE A

To have and to hold

42-49

and appurtenances thereof, to the said Anthony J. Corrado, Jr. and Lori Cameron-Corrado

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do warrant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

the said James F. Vigue

xxxx

~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 19th day of the month of July, A.D. 1988.

Signed, Sealed and Delivered

in presence of

Della L. Bergeron

James F. Vigue

L-7687

State of Maine, County of Kennebec ss. July 19, 1988.

Then personally appeared the above named James F. Vigue

SEAL

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Della L. Bergeron
Notary Public
Attorney at Law

Printed Name,

Della L. Bergeron

MY COMMISSION EXPIRES
NOVEMBER 12, 1992

BK3389PC 211

A certain lot or parcel of land situated on Cherry Hill Drive in the City of Waterville and County of Kennebec, more particularly bounded and described as follows, to wit:

Beginning at an iron pin at the intersection of the northerly line of Cherry Hill Drive with the westerly line of the First Rangeway and marking the southerly corner of Lot #79 on Plan of Cherry Hill Development, as shown on Plan dated August 29, 1960 and recorded in Kennebec Registry of Deeds, Plan Book 17, Pages 34 and 35; thence westerly in the northerly line of said Cherry Hill Drive a distance of one hundred eighty-six (186) feet to another iron pin; thence continuing westerly in the northerly line of Cherry Hill Drive a distance of one hundred four (104) feet to an iron pin; thence turning and running northerly about one hundred ninety-five (195) feet to an iron pin in the northerly line of Cherry Hill Development; thence turning and running easterly a distance of ninety-nine (99) feet to another iron pin still in the northerly line of Cherry Hill Development which pin is two hundred eighty-nine (289) feet from the westerly line of First Rangeway measured along the northerly line of said Cherry Hill Development; thence turning and running southerly to the second iron pin; being substantially the westerly half of Lot #78 and the westerly half of Lot #77 on said Plan of Cherry Hill Development which is hereby modified accordingly and to be known as Lot #78. This conveyance is made upon express conditions, restrictions, limitations and covenants as follows:

FIRST: This entire tract shown by the Plan of Cherry Hill referred to above is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and this Lot #78 and all other lots shown by said plan is subject to and entitled to the benefits of said Ordinance.

SECOND: It is further covenanted and agreed that neither this Lot #78 nor any other lot shown upon said plan shall be used for building more than one dwelling house and that no house shall be adapted or used by more than one family.

THIRD: Furthermore, no such house shall be built costing less than Fifteen Thousand (\$15,000.00) Dollars on said Cherry Hill Drive.

FOURTH: No building or any part of a building shall ever be erected or allowed to stand upon said lot within fifty (50) feet of the boundary line of the lot, except that as to corner lots for instance like Lot #1 the setback of fifty (50) feet from the street shall apply only on the side next to the principal streets; that is, in the case of said lot #1 to the side next to the First Rangeway.

Said premises are conveyed subject to certain easements as follows: To lay and maintain an underground drainage pipe, as it now exists, from Lot #76 across this Lot #78 and with the benefit of a like easement to continue an underground drainage pipe and system, as now exists, partially across Lot #79. For more particulars relating to the easements on said Lot #78 and #79 refer to Deeds of A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees to Edward McLaughlin and Robert J. Carey dated April 23, 1956, and of Edward McLaughlin to Robert J. Carey dated April 23, 1956, both recorded in Kennebec Registry of Deeds.

Reference is made to certain easements running with the property herein conveyed as are more particularly described in certain Deeds from A. Raymond Rogers and Arthur T. Eaton to Robert Moodie dated April 15, 1957 and recorded in Book 1361, Page 325 and from A. Raymond Rogers and Arthur T. Eaton to Edward McLaughlin and Robert J. Carey dated April 23, 1956 and recorded in Book 1054, Page 287, to which reference is made for more particular descriptions.

Meaning and intending to convey the premises described in a deed recorded in the Kennebec County Registry of Deeds in Book 3083, Page 162.

RECEIVED KENNEBEC CO.
1988 JUL 21 PM 3:20
TEST: *[Signature]*
REGISTER OF DEEDS